



North & West Melbourne Association Inc.

For those who live or work in North or West Melbourne

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3 August 2011

Hon Matthew Guy MLC
Minister of Planning
Level 7
1 Spring Street
Melbourne VIC 3000

Dear Minister,

RE: 101-117 Canning Street North Melbourne - TPM-2011-18

Dear Minister,

I am writing to you on behalf of the North and West Melbourne Association to formally object to the above town planning permit application, currently being processed by your Department.

The Association's grounds for objection are as follows:

- The proposal is both too high and an overdevelopment of the site:
- Insufficient strategic justification for a development of this size, given the Arden-Macaulay Structure Plan is only in a formative stage and the overarching MSS. is only at the hearing stage. They are nowhere near ready for incorporation into the Melbourne Planning Scheme, and hence have no authority. They are just a lot of ideas at this stage. This proposal already appears to have the potential to breach proposed height limits, even before they are promulgated:
- The absence of any relevant strategic justification supporting this proposal should not be used as a reason to give approval to inappropriate development, but rather reflects more about the failure of the Melbourne Planning Scheme and the standard of decision-making by the City of Melbourne:
- Another packaged liquor outlet, directly opposite a Public Housing Estate, is both undesirable and unnecessary:
- The proposal is out of scale with the surrounding built form, with the exception of the Public Housing Block opposite. Rogue buildings like this should not be used as justification for further inappropriate development. Remember the Gas & Fuel Buildings were eventually demolished for this very reason:
- The proposed retail uses outside identified local shopping centres will undermine the existing retailers and the centres themselves:
- Insufficient justification for the reduction of car-parking requirements:
- The proposal will have an adverse impact, of substantial proportions, on the traffic and parking in the immediate area, and especially local residential streets of North Melbourne:
- This inappropriate development will create a precedent that will change North Melbourne, West Melbourne and Kensington for the worse, and forever:
- The area has insufficient social and engineering infrastructure to support a precedent development of this size and proportion and the other similar or even larger developments that will follow: and
- The proposal is detrimental to the amenity of the area and contrary to the proper and orderly development of the district.

Please acknowledge receipt of this objection.

Yours sincerely

Bill Cook
Committee Member.
Cc Adrian Salmon, DPCD